

150.0

0001

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

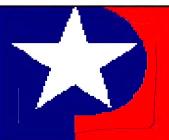
811,200 / 811,200

USE VALUE:

811,200 / 811,200

ASSESSED:

811,200 / 811,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
70		FOUNTAIN RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GRIFFIN JOHN K/VICTORIA ELAINE	
Owner 2: TRS/LONGBOAT TRUST	
Owner 3:	
Street 1: 70 FOUNTAIN ROAD	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER

Owner 1: HAMANAKA LISA S -	
Owner 2: -	
Street 1: 70 FOUNTAIN ROAD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 1470 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	80.	1.23	9									443,999						444,000	

Total AC/HA: 0.10331

Total SF/SM: 4500

Parcel LUC: 101 One Family

Prime NB Desc: Brackett

Total: 443,999

Spl Credit

Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel

811,200 / 811,200

811,200 / 811,200

811,200 / 811,200

 APPRAISED:
 USE VALUE:
 ASSESSED:

98593

GIS Ref

GIS Ref

Insp Date

04/14/18

USER DEFINED

Prior Id # 1: 98593

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PRINT

Date Time

12/11/20 01:50:07

LAST REV

Date Time

06/18/19 11:02:30

danam

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAMANAKA LISA S	53242-224		7/21/2009		565,000	No	No		
SHEA ERIN K & S	37110-493		11/20/2002		458,000	No	No		
JACKSON KIMBERL	28997-39		8/21/1998		240,000	No	No	Y	

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/29/2019	440	Insulate	4,500	C					4/14/2018	MEAS&NOTICE	HS	Hanne S
9/9/2015	1299	Redo Kit	30,000						3/24/2009	Inspected	372	PATRIOT
10/9/1998	710	Redo Bat	4,000					REMODEL BATH	2/25/2009	Measured	372	PATRIOT
									2/18/2003	MLS	MM	Mary M
									1/5/2000	Inspected	263	PATRIOT
									12/7/1999	Mailer Sent		
									11/22/1999	Measured	268	PATRIOT
									1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH								
Type: 6	- Colonial		Full Bath: 1	Rating: Good		SCUTTLE.											
Sty Ht: 2	- 2 Story		A Bath: 1	Rating:													
(Liv) Units: 1	Total: 1		3/4 Bath: 1	Rating:													
Foundation: 1 - Concrete			A 3QBth: 1	Rating:													
Frame: 1 - Wood			1/2 Bath: 1	Rating: Good													
Prime Wall: 4 - Vinyl			A HBth: 1	Rating:													
Sec Wall: %			OthrFix: 1	Rating:													
Roof Struct: 1 - Gable			OTHER FEATURES			RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl			Kits: 1	Rating: Very Good		1st Res Grid Desc: Line 1 # Units: 1											
Color: TAN			A Kits: 1	Rating:		Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:			Fpl: 1	Rating: Good		Other											
GENERAL INFORMATION			WSFlue: 1	Rating:		Upper											
Grade: C+ - Average (+)						Lvl 2											
Year Blt: 1929						Lvl 1											
Eff Yr Blt:						Lower											
Alt LUC:						Totals			RMs: 7	BRs: 3	Baths: 1	HB: 1					
Jurisdct: G11																	
Fact: .																	
Const Mod:																	
Lump Sum Adj:																	
INTERIOR INFORMATION			DEPRECIATION			REMODELING			RES BREAKDOWN								
Avg Ht/FL: STD			Phys Cond: GV - Good-VG	10. %		Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wall: 2 - Plaster			Functional:			Interior:	1	7	3								
Sec Int Wall: %			Economic:			Additions:											
Partition: T - Typical			Special:			Kitchen:											
Prim Floors: 3 - Hardwood			Override:			Baths: 1998											
Sec Floors: %			Total: 10.8 %			Plumbing:											
Bsmnt Flr: 12 - Concrete						Electric:											
Subfloor:						Heating:											
Bsmnt Gar:						General:											
Electric: 3 - Typical						Total:	1	7	3								
Insulation: 2 - Typical						CALC SUMMARY			COMPARABLE SALES			SUB AREA			SUB AREA DETAIL		
Int vs Ext:						Basic \$ / SQ: 125.00	Rate	Parcel ID	Typ	Date	Sale Price						
Heat Fuel: 2 - Gas						Size Adj.: 1.35000002											
Heat Type: 5 - Steam						Const Adj.: 0.98990101											
# Heat Sys: 1						Adj \$ / SQ: 167.046											
% Heated: 100						Other Features: 87250											
Solar HW: NO			% AC: NO			Grade Factor: 1.10											
% Com Wall			% Sprinkled:			NBHD Inf: 1.00000000											
MOBILE HOME			WtAv\$/SQ: 1.00	AvRate: 1.00	Ind.Val: 1.00												
Make:			Adj Total: 408705	Juris. Factor: 1.00	Before Depr: 183.75												
Model:			Depreciation: 44140	Special Features: 0	Val/Su Net: 158.80												
Serial #:			Depreciated Total: 364565	Final Total: 364600	Val/Su SzAd: 248.03												
Year:																	
Color:																	
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 150.0-0001-0004.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	12X18	F	FR	1930	23.92	T	50	101			2,600		2,600
More: N Total Yard Items: 2,600 Total Special Features: Total: 2,600																	
																	